

# TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



## TOWN HALL • 343 HIGHLAND ROAD MEETING AGENDA

August 7, 2012

7:00 P.M.

**Note: Items on the agenda may be taken out of order as needed.**

*Petitions may not be reviewed beyond 9:30 P.M. in order to address Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.*

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| 1. WBR, LLC<br>c/o Robert Carr<br>PO Box 482<br>Saunderstown, RI 02874 | <b>Petition:</b><br><b>Location:</b><br><br><b>Development:</b> | Final Plan Review (Roads Required)<br>S/S Hayden Avenue, East of Main Road<br>R-60 Zoning District – Plat 118 / Lot 304<br>Fourteen (14) Lots / Sixteen (16) Dwelling Units<br>Rural Residential Development / Major Subdivision<br>Harbor Ridge<br>(Time Clock = 45 days = 8/25/2012)<br><i>Continued from 7/17/2012</i> |
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| 2. Town of Tiverton<br>343 Highland Road<br>Tiverton, RI 02878 | <b>Petition:</b><br><b>Location:</b><br><br><br><b>Development:</b> | Final Plan Review (Roads Required)<br>Plat 107 / Lot 105 & Plat 109 / Lot 101<br>(Former: Block 113 / Card 69 & 72)<br>E/S Industrial Way, North and South of Progress Road<br>West of Stafford Pond – Industrial (I) Zoning District<br>Tiverton Industrial / Enterprise Park<br><i>Time Clock = 45 Days = 9/16/2012</i> |
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| 3. Harkins Stafford Pond, LLC<br>c/o Harkins Development<br>1907 East Main Road<br>Portsmouth, RI 02871 | <b>Petition:</b><br><br><br><b>Location:</b><br><br><br><b>Development:</b> | Sixteen (16) Lot Major Subdivision (Roads Required)<br>Rural Residential Development - Preliminary Plan<br><b>Status Update / Address Time Clock</b><br><b>Schedule Public Hearing – Continued from 5/1/2012</b><br>Plat 216 / Lot 106<br>(Former: Map 4-9/ Block 113 / Card 103)<br>N/S Bulgarmarsh Road, West of Stafford Road<br>S/S Stafford Pond – R-60 Zoning District<br>Stafford Pond Watershed Protection Overlay District<br>Stafford View Farm<br><i>Time Clock = 9/25/2012</i> |
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4. Eagleville Properties, Inc.  
896 Fish Road – PO Box 5  
Tiverton, RI 02878
- Petition:** Four (4) Lot Minor Subdivision (No Road Required)  
Preliminary Plan
- Location:** Plat 105 / Lot 101 - E/S Fish Road, North of Eagleville  
Road East of Merritt Avenue and DeCosta Drive  
Industrial (I) Zoning District  
(Time Clock = 65-days = 10/4/2012)
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5. Town Planner & Administrative Officer
- A. Administrative Officer's Report
- B. Town Planner Items
1. Update: Challenge Grant Project
  2. Update: Stone Bridge Abutment Repairs
- C. Miscellaneous
1. September Meeting Dates / Location – September 11 / September 25
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6. Tiverton Planning Board
- A. Stephen Berlucchi, PE, Director – Department of Public Works  
West DeMello Drive – DeMello Estates Phase B  
Requesting Positive Recommendation for Town Council Acceptance of  
West DeMello Drive – As-Built Plans Submitted / No Right of Way  
Encroachments Noted
- B. Discussion Regarding Amendment to Ensure Protection of Natural  
Heritage / Sin and Flesh Brook Area / Habitats of Species of State  
Concern (*See Land Development and Subdivision Regulations  
Section 23-54*) Discuss Implementation Strategy for Amendment to  
Subdivision Checklists / Schedule Public Hearing – S. Hardy
- C. Miscellaneous
1. Outdoor Hydronic Heaters – Town Council's Public Hearing  
August 14, 2012 (*Planning Board memorandum has been submitted.*)
- D. Correspondence
- E. Approval of Minutes: May 10, 2012 (Workshop)  
June 5, 2012  
July 17, 2012
- F. Adjournment